

SURVEYOR'S CERTIFICATE

I, H. L. MORGAN, HEREBY CERTIFY THAT THE PLAT OF FLOWERS HEIGHTS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THE MONUMENTS HAVE BEEN SET, ALL LOT AND BLOCK CORNERS HAVE BEEN STAKED ON THE GROUND AND THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN COMPLIED WITH.

H. L. MORGAN
Registered Civil Engineer & Land Surveyor

TREASURER'S CERTIFICATE

I, HARRY M. LANG, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE ADJOINING PROPERTY ARE FULLY PAID TO AND INCLUDING THE YEAR 1964.

HARRY A. LANG
County Treasurer
By: Rex E. Byrnes, Deputy

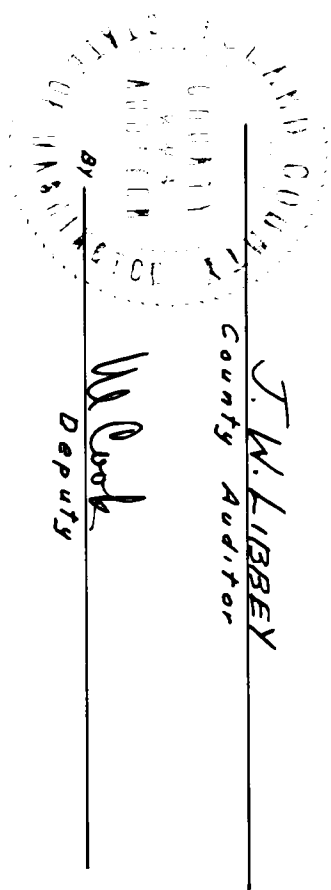
CERTIFICATE OF TITLE

RECORDED JUNE 12 1964 FILE NO. 137110
VOLUME 82 PAGE 556 ISLAND COUNTY, WASHINGTON

137111

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF JAMES P. FLOWERS ON JUNE 13 1964 AT 55 MINUTES PAST 3 PM AND RECORDED IN VOLUME 7 OF PLATS, PAGE 5 RECORDS OF ISLAND COUNTY, WASHINGTON.



ENGINEER'S APPROVAL

APPROVED THIS 5th DAY OF JUNE 1964.

Geoffrey Davis
County Engineer



COMMISSIONERS' APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 5th DAY OF JUNE A.D. 1964.

J. C. Gueck
Chairman
R. T. Canale
Board of County Commissioners

DESCRIPTION

THE ADJOINING PLAT OF FLOWERS HEIGHTS EMBRACES THE FOLLOWING DESCRIBED TRACT OF LAND IN GOVERNMENT LOT 3, SECTION 10, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3, WHICH IS SOUTH 89° 00' 34" EAST 817.60 FEET FROM THE SOUTHWEST CORNER THEREOF, THENCE NORTH 0° 35' 27" EAST 382.00 FEET, THENCE SOUTH 88° 58' 20" EAST 600.79 FEET TO THE WEST LINE OF THE SCENIC HEIGHTS ROAD (COUNTY ROAD NO. 52), THENCE SOUTH 32° 19' 18" EAST 456.63 FEET ALONG THE WEST LINE OF SAID ROAD TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3, THENCE NORTH 89° 00' 34" WEST 848.91 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3 TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, JAMES P. FLOWERS AND CHIRA T. FLOWERS, HIS WIFE, HENRY WICKERS AND WINNIE WICKERS, HIS WIFE, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND ALLEYS, SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF ALL THE STREETS, ALLEYS ETC., SHOWN HEREON. ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED.
ALL PARKS, PLAYGROUNDS AND BEACH ACCESSSES AND ANY OTHER RECREATION AREAS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR RECREATIONAL PURPOSES.

RESTRICTIONS:

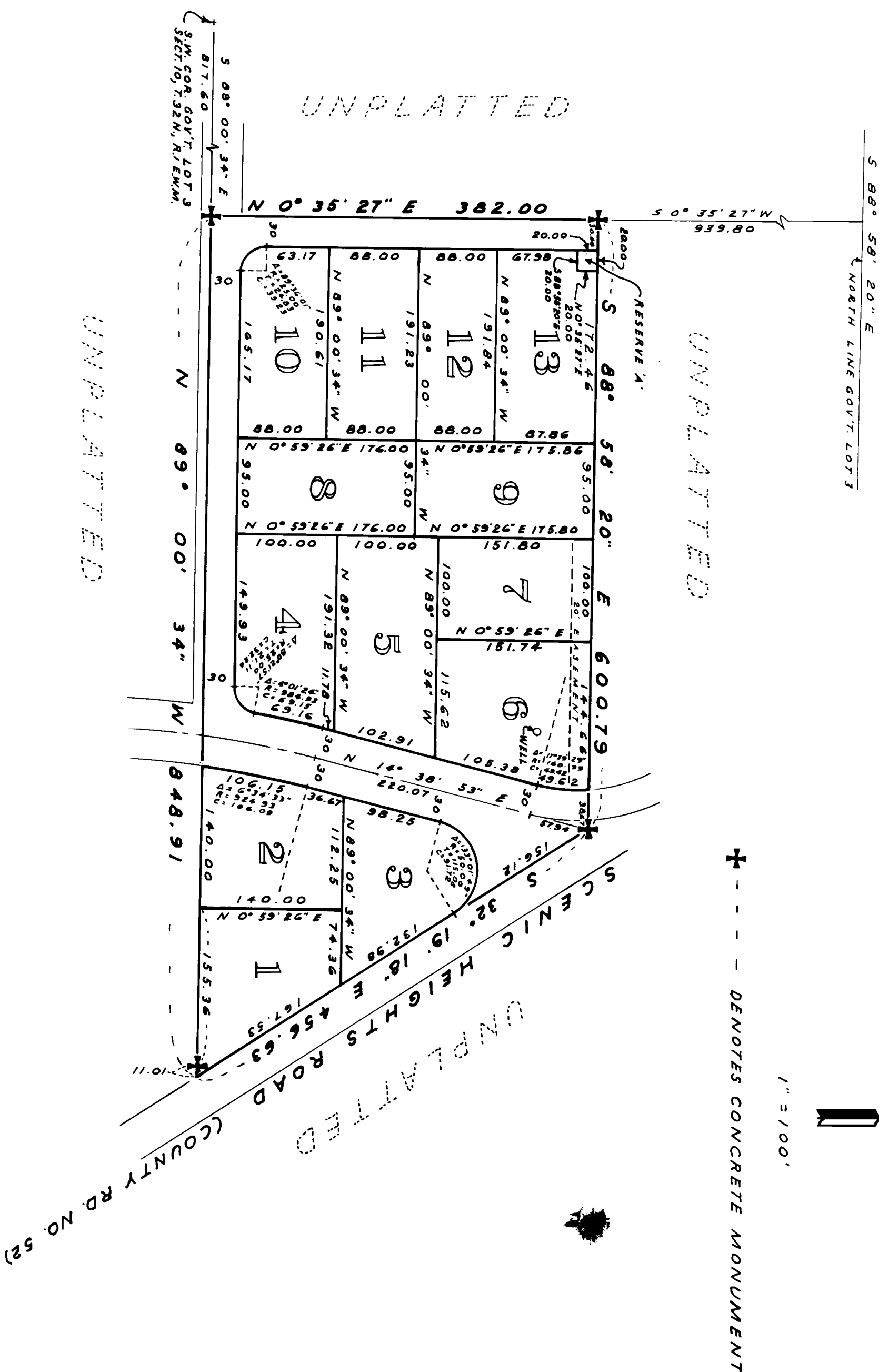
ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE FOLLOWING RESTRICTIONS:
NO LOT, TRACT OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DIVIDED AND SOLD, OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 7200 SQUARE FEET OR LESS THAN 60 FEET IN WIDTH AT ITS NARROWEST PART.
NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED ON ANY LOT, TRACT OR PARCEL OF THIS PLAT CLOSER THAN 20 FEET TO THE MARGIN OF ANY STREET OR ROAD.
CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 1st DAY OF MAY 1964.

Henry Wickers James P. Flowers
Winne Wickers Chira T. Flowers

ACKNOWLEDGMENT

STATE OF WASHINGTON) ss.
COUNTY OF ISLAND)
THIS IS TO CERTIFY THAT ON THE 1st DAY OF May A.D. 1964, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JAMES P. FLOWERS AND CHIRA T. FLOWERS, HIS WIFE, HENRY WICKERS AND WINNIE WICKERS, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES MENTIONED HEREIN.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON
Residing at Oak Harbor

NOTE: ALL LOT CORNERS AND POINTS OF CURVATURE ARE MARKED BY IRON PIPES DRIVEN FLUSH WITH THE GROUND EXCEPT WHERE NOTED OTHERWISE.
LOT NUMBERS ARE PAINTED ON WOOD STAKES BESIDE PIPES.



PLAT
OF
FLOWERS HEIGHTS

IN GOVERNMENT LOT 3,
SECTION 10, T. 32 N. R. 1 E. W.M.